

**REDEVELOPMENT AREA #4
GRAND ISLAND, NEBRASKA**

**BLIGHT AND SUBSTANDARD
DETERMINATION STUDY
AND
REDEVELOPMENT PLAN
NOVEMBER 20, 2000**

**PREPARED FOR:
CITY OF GRAND ISLAND**

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**A. BLIGHT AND SUBSTANDARD
DETERMINATION STUDY**

A. BLIGHT AND SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this Study is to determine whether all or part of the designated Redevelopment Area #4 in Grand Island, Nebraska qualifies as a **blighted and substandard area** within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

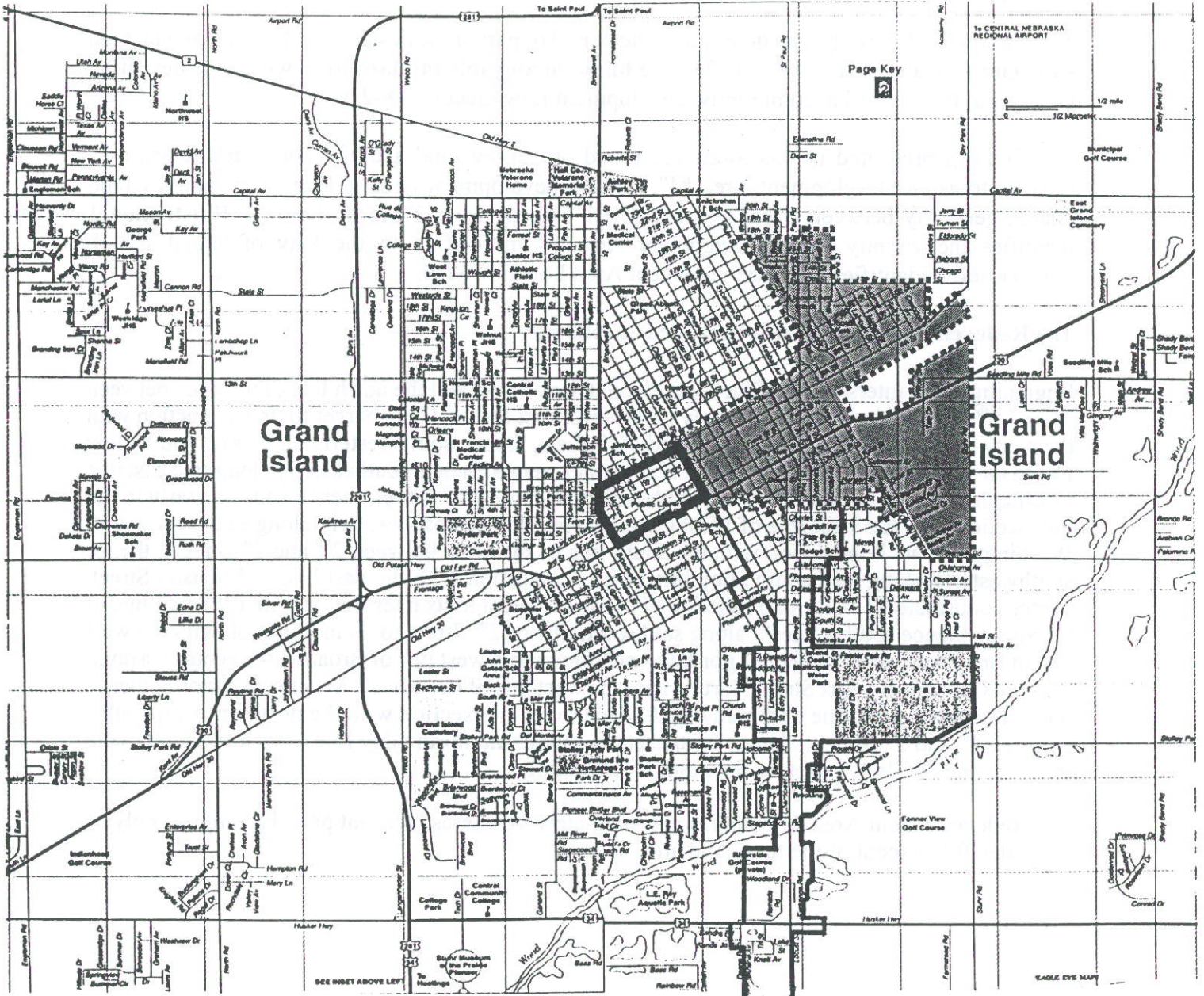
The findings presented in this Study are based on surveys and analysis conducted for an area referred to as "Redevelopment Area #4". The Redevelopment Area is located in central Grand Island, generally between Broadwell and Clark Streets, from 2nd to 4th Streets. **Illustration 1** identifies the vicinity of Redevelopment Area #4 in relation to the City of Grand Island. **Illustration 2** identifies the Redevelopment Area Location Map.

The **Redevelopment Area #4** is described as follows:

Beginning at the intersection of the west line of Clark Street and the north line of the alley between 4th and 5th Streets, thence southeasterly along said west line of Clark Street to its intersection with the south line of the alley between 2nd and 3rd Streets, thence southwesterly along said south alley line to its intersection with the east line of Lincoln Avenue, thence southeasterly along said east line of Lincoln Avenue to its intersection with the south line of 2nd Street, thence southwesterly to the intersection with the west line of Washington Street, thence northwesterly along said west line of Washington to its intersection with the south line of the alley between 2nd and 3rd Streets, thence southwesterly along said south alley line to its intersection with the east line of Madison Street, thence southeasterly along said east line of Madison Street to its intersection with the south line of 2nd Street, thence southwesterly along said south line of 2nd Street to its intersection with the west line of Broadwell Avenue, thence northwesterly along said west line of Broadwell Avenue to a point at approximately at Front Street North where the west line of Broadwell Avenue turns north, thence north along said west line of Broadwell Avenue to its intersection with the north line of the alley between 4th and 5th Streets, thence northeasterly along said north alley line to its intersection with the west line of Clark Street, to the point of beginning.

The Redevelopment Area #4 contains approximately 105 acres. Vacant parcels comprise only an estimated 0.5 percent of the total land area.

LOCATION MAP REDEVELOPMENT AREA # 4 GRAND ISLAND, NEBRASKA



LEGEND

- AREA # 1
- AREA # 2 AND # 3
- AREA # 4

ILLUSTRATION 1

Redevelopment Area #4
Blight and Substandard Determination Study

REDEVELOPMENT AREA # 4 GRAND ISLAND, NEBRASKA

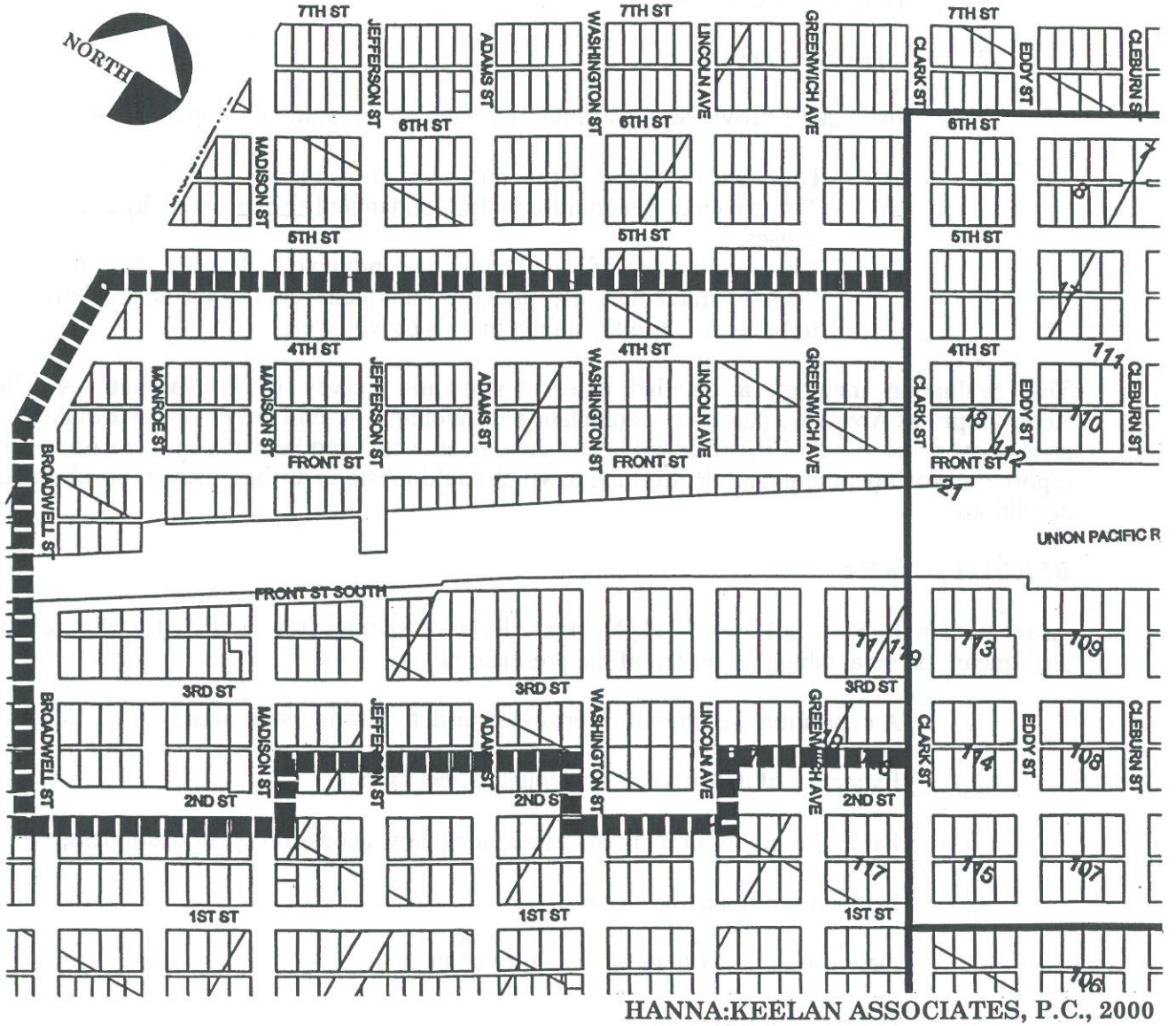


ILLUSTRATION 2

SUBSTANDARD AREA

As set forth in the Nebraska legislation, a **substandard area** shall mean one which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

This evaluation included a detailed exterior structural survey of **215 structures** within Redevelopment Area #4, a parcel-by-parcel land use inventory, a field reconnaissance of the entire area, conversations with City of Grand Island department staff members and a review of pertinent reports and documents containing information which could substantiate the existence of substandard conditions.

BLIGHTED AREA

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (reissue 1991), a **blighted area** shall mean "an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;

7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists:
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the platted and subdivided property in an area is unimproved land that has been within the city for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the city or village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded that the mere presence of a majority of the stated factors may be sufficient to make a finding of blighted and substandard, this evaluation was made on the basis that existing blighted and substandard factors must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any redevelopment activities. Secondly, the distribution of blighted and substandard factors throughout the Redevelopment Area #4 must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are blighted.

SUBSTANDARD FACTORS

Of the four factors set forth in the Nebraska Community Development Law, one was found to be present to a strong extent, while three were found to be present to a reasonable, but less significant extent. The substandard criteria is present in the majority of the parcels examined.

Substandard factors are reasonably distributed throughout the Redevelopment Area, specifically, deterioration or dilapidated structures, age and obsolescence of structures, and the existence of conditions which endanger life or property by fire and other causes.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #4
GRAND ISLAND, NEBRASKA**

- | | | |
|----|---|---|
| 1. | Dilapidated/deterioration. | ■ |
| 2. | Age or obsolescence | ⊙ |
| 3. | Inadequate provisions for ventilation, light, air, sanitation, or open spaces | ■ |
| 4. | Existence of conditions which endanger life or property by fire and other causes. | ■ |

Strong Presence of Factor	⊙
Reasonable Presence of Factor	■
No Presence of Factor	○

STRONG PRESENCE OF FACTOR

The field survey identified an estimated 187 (87.0%) of the total 215 structures within the Redevelopment Area as being 40+ years of age, or built prior to 1960.

The age or obsolescence was the only factor determined to be in strong presence in Redevelopment Area #4.

REASONABLE PRESENCE OF FACTOR

The results of the structural condition survey revealed that 103 (47.9%) of the 215 existing structures were classified as deteriorating and/or dilapidated. Substandard structures were found throughout the Redevelopment Area.

Conditions which presented inadequate provisions for ventilation, light, air, sanitation or open spaces were reasonably present and distributed throughout Redevelopment Area #4. When not adequately maintained, buildings which are deteriorating or dilapidated (47.9% of the total 215 structures) pose special safety and sanitation problems. A total of 4.4 percent of the properties were identified as possessing excessive debris, with the potential for pests and vermin infestation.

The existence of conditions which endanger life or property by fire and other causes are reasonably present throughout Redevelopment Area #4. With 47.9 percent of the structures in the area identified as dilapidated or deteriorating, fire, safety, and public health issues are a concern. Additionally, 8.8 percent of the structures were found to contain substandard doors, 12.6 percent substandard windows and 37.6 percent had substandard porches, steps and fire escapes.

BLIGHTED FACTORS

Of the twelve factors set forth in the Nebraska Community Development Law, five are present to a significant extent and five are present to a reasonable, but more limited extent. The factors, tax or special assessment exceeding the fair value of land and defective or unusual condition of title were not reviewed. Any blighted factors are reasonably distributed throughout the Redevelopment Area.

**TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #4
GRAND ISLAND, NEBRASKA**

1.	A substantial number of deteriorated or deteriorating structures.	■
2.	Existence of defective or inadequate street layout.	■
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	■
4.	Insanitary or unsafe conditions.	■
5.	Deterioration of site or other improvements.	◐
6.	Diversity of Ownership.	◐
7.	Tax or special assessment exceeding the fair value of land.	NR
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	◐
10.	The existence of conditions which endanger life or property by fire or other causes.	■
11.	Other environmental and blighting factors.	◐
12.	One of the other five conditions.	◐
	Strong Presence of Factor	■
	Reasonable Presence of Factor	◐
	Little or No Presence of Factor	○
	Not Reviewed	NR

STRONG PRESENCE OF FACTOR

The deterioration of site improvements are present to a strong extent throughout Redevelopment Area #4. Contributing conditions include excessive debris, deteriorating sidewalks and portions of the Area with inadequate public utilities.

Diversity of ownership is present to an extent great enough to constitute a strong presence of factor. The estimated total number of owners is 188. Diversity of ownership complicates the ability to assemble large plots of land for major redevelopment projects. A high concentration of land ownership exists in the residential portions of the Redevelopment Area.

Improper subdivision or obsolete platting is present throughout the Redevelopment Area. Contributing conditions to this factor include inconsistent lot sizing and lot layout that is incompatible to desired land uses.

Other environmental and blighting factors, including incompatible land uses and functional obsolescence, are significantly present throughout the Redevelopment Area.

One of the required five additional blight factors has a significant presence throughout Redevelopment Area #4. A total of 87 percent of the residential buildings within the Redevelopment Area exceed 40 years of age.

REASONABLE PRESENCE OF FACTOR

Deteriorated or dilapidated structures are evident to a significant extent throughout the Redevelopment Area. A total of 47.9 percent of the structures were found to be deteriorated or dilapidated.

The existence of defective or inadequate street layout is of reasonable presence in the Redevelopment Area. Factors which contribute to this condition include unimproved roads, lack of sidewalk and limited circulation in portions of the Area.

The presence of faulty lot layout in relation to size, adequacy, accessibility or usefulness is reasonably present throughout the Redevelopment Area. Irregular lot shapes, and inadequate lot sizes contribute to the reasonable presence of this factor.

Insanitary and unsafe conditions exist throughout the Redevelopment Area. Conditions contributing to this factor include substandard structures (47.9%) and structures over 40 years of age (87.0%). Portions of the Redevelopment Area also contain inadequate (modern) public utilities.

The existence of conditions which endanger life or property by fire or other causes is reasonably present throughout the Redevelopment Area. Contributing factors include doors, windows, porches, steps and fire escapes that were found to be in substandard condition.

Conclusion

The number, degree and distribution of blighting factors as documented in this Study are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the Nebraska Community Development Law. The Grand Island Community Redevelopment Authority (CRA) and City Council are encouraged to review the results of the Study with legal representation to compare these findings to the requirements of the Nebraska Community Development Law and, in turn advise as to the declaration of the Redevelopment Area #4 as to blighted and substandard.

The conclusions presented in this Study are those of the Consultant engaged by the City of Grand Island CRA to examine whether conditions of blight/substandard exist. The local governing body should review this report and, if satisfied with the summary of findings contained herein, may adopt a resolution making a finding of blight/substandard and this Study a part of the public record.

1. BASIS FOR REDEVELOPMENT

For a project in Grand Island to be eligible for redevelopment under the Nebraska Community Development Law, the subject area must first qualify as a "substandard area" and "blighted area" within the definition set forth in the law. This Study has been undertaken to determine whether conditions exist which would warrant designation of the Redevelopment Area as a "blighted and substandard area" in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (reissue 1991), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
4. (a) High density of population and overcrowding; or
(b) The existence of conditions which endanger life or property by fire and other causes; or
(c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morales or welfare.

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
2. The average age of the residential or commercial units in the area is at least 40 years;
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time;
4. The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses."

The Consultant for the Grand Island Blight and Substandard Determination Study was guided by the premise that the finding of blight and substandard must be defensible and sufficient evidence of the presence of factors should exist so members of the Grand Island City Council (local governing body), acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence, and the collective impact of all factors found to be present.

Also, these deficiencies should be reasonably distributed throughout the Redevelopment Area. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and expanding them arbitrarily into non-blighted areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

2. **REDEVELOPMENT AREA #4**

The findings presented in this Study are based on surveys and analysis conducted for an area referred to as "Redevelopment Area #4". In general, Redevelopment Area #4 is located in the central portion of Grand Island generally between Broadwell and Clarks Streets, from 2nd to 4th Streets. **Illustration 1** defines the Redevelopment Area in relation to the City of Grand Island. **Illustration 2** identifies the Redevelopment Area Location Map.

Redevelopment Area #4 is described as follows:

Beginning at the intersection of the west line of Clark Street and the north line of the alley between 4th and 5th Streets, thence southeasterly along said west line of Clark Street to its intersection with the south line of the alley between 2nd and 3rd Streets, thence southwesterly along said south alley line to its intersection with the east line of Lincoln Avenue, thence southeasterly along said east line of Lincoln Avenue to its intersection with the south line of 2nd Street, thence southwesterly to the intersection with the west line of Washington Street, thence northwesterly along said west line of Washington to its intersection with the south line of the alley between 2nd and 3rd Streets, thence southwesterly along said south alley line to its intersection with the east line of Madison Street, thence southeasterly along said east line of Madison Street to its intersection with the south line of 2nd Street, thence southwesterly along said south line of 2nd Street to its intersection with the west line of Broadwell Avenue, thence northwesterly along said west line of Broadwell Avenue to a point at approximately at Front Street North where the west line of Broadwell Avenue turns north, thence north along said west line of Broadwell Avenue to its intersection with the north line of the alley between 4th and 5th Streets, thence northeasterly along said north alley line to its intersection with the west line of Clark Street, to the point of beginning.

The Redevelopment Area #4 contains approximately 105 acres. Vacant parcels only comprise an estimated 0.5 percent of the total land area.

Illustration 3 identifies the existing land uses within Redevelopment Area #4. The Redevelopment Area consists of two primary land uses, vacant and residential. The most prominent land use in the Redevelopment Area is residential. The total estimated developed acreage is 103.99 acres, or 88.78 percent.

The **Redevelopment Area #4** contains approximately 105 acres. Vacant parcels only comprise an estimated 0.51 percent (0.5 acres) of the total land area. With nearly 100 percent of redevelopment area #4 being developed.

Table 3 identifies the existing land use within the Redevelopment Area, in terms of number of acres and percentage of total for all existing land uses for the 105 acre Redevelopment Area.

**TABLE 3
EXISTING LAND USE
SOUTH LOCUST CORRIDOR
REDEVELOPMENT AREA #4
GRAND ISLAND, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Residential	25.53	24.4%
Single family	24.90	23.8%
Multifamily	0.63	0.6%
Public/Quasi Public	5.03	4.8%
Commercial	6.77	6.5%
Industrial	12.59	12.1%
<u>Streets/Alleys/RR</u>	<u>42.86</u>	<u>41.0%</u>
Total Developed	103.99	99.5%
<u>Vacant</u>	<u>0.51</u>	<u>0.5%</u>
Total Acreage	104.50	100.0%

Source: Hanna:Keelan Associates, P.C., 2000

Illustration 4 identifies the existing zoning districts within the Redevelopment Area.

EXISTING LAND USE MAP REDEVELOPMENT AREA # 4 GRAND ISLAND, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C., 2000

LEGEND








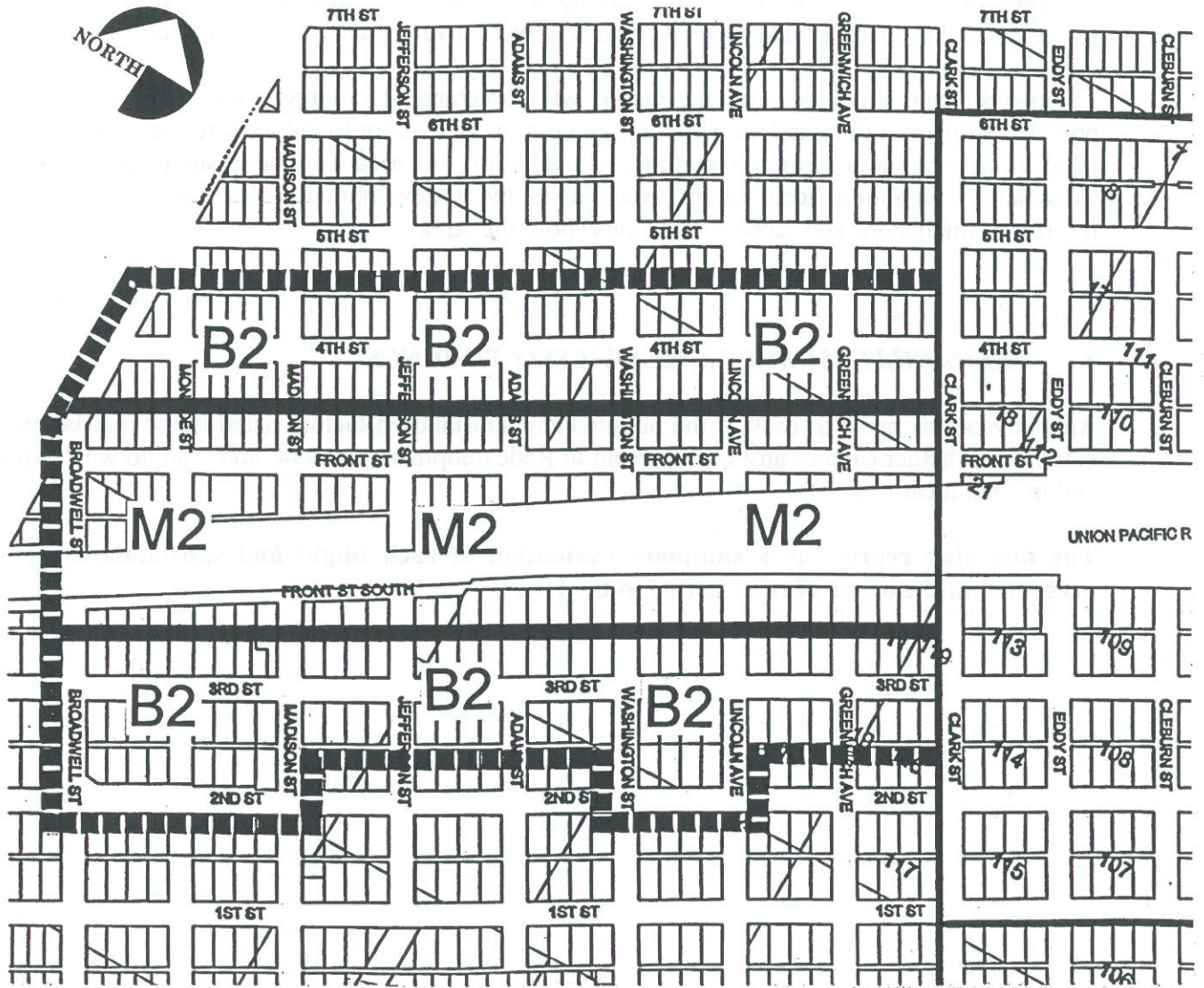
	VACANT		COMMERCIAL
	PUBLIC/QUASI-PUBLIC		INDUSTRIAL
	SINGLE FAMILY RESIDENTIAL		RAILWAY CORRIDOR
	MULTIFAMILY RESIDENTIAL		

ILLUSTRATION 3

Redevelopment Area #4
Blight and Substandard Determination Study

EXISTING ZONING MAP REDEVELOPMENT AREA # 4 GRAND ISLAND, NEBRASKA



HANNA:KEELAN ASSOCIATES, P.C., 2000

LEGEND

- B2 COMMERCIAL DISTRICT
- M2 MANUFACTURING DISTRICT

ILLUSTRATION 4

Redefelopment Area #4
Blight and Substandard Determination Study

3. *THE RESEARCH APPROACH*

The research approach implemented for the Redevelopment Area #4 Substandard Determination Study included an assessment of the blight and substandard determination factors identified in the Nebraska Community Development Law. In brief, factors which were general in nature and existed in a continuous fashion, area wide, such as streets, alleys, sidewalks, driveways and other transportation systems, open spaces, parking areas, exterior structural condition, individual structures and properties and property ownership were investigated on an area-wide basis.

The assessment of the aforementioned factors was implemented utilizing an area-wide examination process as opposed to a random-sampling process, in an attempt to reduce errors associated with conducting a random-sampling method. In addition, an area-wide assessment provides the Consultant with a more accurate understanding of the Redevelopment Area and allows for more informed conclusions and recommendations about the Area.

4. *ELIGIBILITY SURVEY AND ANALYSIS FINDINGS*

An analysis was made of each of the blighted and substandard factors listed in the legislation to determine whether each or any were present in Redevelopment Area #4, and if so, to what extent and in what locations.

The following represents a summary evaluation of each blight and substandard factor presented in the order of their listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the Redevelopment Area and the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on exterior inspections of 215 existing structures within the Redevelopment Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the Redevelopment Area. The Structural Site Condition Survey Form is identified in **Appendix I**.

1. Building Components Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types.

Primary Components. These include the basic elements of any building: foundation walls and girders, load bearing walls and columns, roof and roof structure and floor structure.

Secondary Components. These are components generally added to the primary structural components and are necessary parts of the building, including exterior curtain walls, non-bearing walls and ceiling, interior stairs, porches and steps, fire escapes, etc.

2. Criteria for Classifying Defects for Building Components

Primary and secondary components were evaluated separately as a basis for determining the overall condition of individual structures. This evaluation considered the relative importance of specific components on the exterior of the building and the effect that deficiencies in components will have on the remainder of the structure.

3. Building Components Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound. Building components which contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Minor - Requiring Minor Repair. Building components which contain defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. Minor defects have no real effects on either structural or architectural components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Major - Requiring Major Repair (Deteriorating). Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Substandard (Dilapidated/Deteriorated). Building components which contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

4. Final Building Rating

After completion of the building condition surveys, each individual building was placed in one of four categories based on the combination of defects found in various structural and architectural building components; each final rating is described below.

Sound. Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than four minor defects.

Deficient-Minor. Buildings classified as deficient--requiring minor repairs--have more than three minor defects, but less than one critical defect.

Deficient-Major (Deteriorating). Buildings classified as deficient--requiring major repairs-- have at least one critical defect, but less than two critical defects.

Substandard (Dilapidated/Deteriorated). Structurally substandard buildings contain defects which are so serious and so extensive that it may be most economical to remove the building. Buildings classified as structurally substandard have two or more critical defects. Critical defects are as follows:

Structural. Each of four primary structural components can receive a rating of one critical defect. Two primary structural components, each receiving a rating of major defects, equals one critical defect.

Building Systems. Two building systems, each receiving a rating of a major defect, equals one critical defect.

Architectural. Four architectural components each receiving a rating of a major defect, equals one critical defect.

The following combination of major defects is equivalent to one critical defect.

One major defect in the structural components, plus one major defect in the building systems, equals one critical defect.

Two major defects in the architectural components, plus one major defect in either structural components or the building systems, equals one critical defect.

Minor deficient and major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

5. Field Survey Conclusions

The condition of the total 215 primary buildings within the Redevelopment Area was determined based on the findings classified as deteriorating major defects; and of detailed surveys. These surveys indicated the following:

- Thirty-Eight (38) structures are classified as structurally sound;
- Seventy-Four (74) structures are classified as minor defects;
- Forty-Six (46) structures are classified as major defects;
- Fifty-Seven (57) structures are classified as substandard, (dilapidated and deteriorated) critical defects.

The survey identified 103 (47.9%) of 215 structures throughout the Redevelopment Area as being either deteriorating or dilapidated to a substandard condition.

Conclusion

The results of the structural condition survey indicates deteriorating structures are present to a reasonable extent throughout the Redevelopment Area. The results of the structural rating process per building type are identified in Table 4.

**TABLE 4
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #4
GRAND ISLAND, NEBRASKA**

<u>Activity</u>	Structural Rating				<u>Number of Structures</u>	<u>Substandard and major Deficiency</u>
	<u>Sound</u>	<u>Deficient Deteriorating (Minor)</u>	<u>Deficient Deteriorating (Major)</u>	<u>Substandard (Dilapidated)</u>		
Residential	10	59	40	50	159	90
Commercial	7	5	1	2	15	3
Industrial	14	9	5	4	32	9
Other	7	1	0	1	9	1
Total	38	74	46	57	215	103
Percent	17.7%	34.4%	21.4%	26.5%	100.0%	47.9%

Source: Hanna:Keelan Associates, P.C., 2000

(2) Age of Obsolescence

According to the filed survey conducted by the Consultant in October of 2000, 87 percent of the total buildings within the Redevelopment Area were built over forty (40) years ago.

Conclusion

The result of the field surveys indicated the age and obsolescence of the structures is strongly present throughout the Redevelopment Area.

(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces

The results from the exterior structural survey, along with other field data, provided the basis for the identification of insanitary and unsafe conditions. Factors contributing to insanitary and unsafe conditions are discussed below.

Approximately 103 (47.9%) of the structures in Redevelopment Area #4 are deteriorating or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings which are deteriorating or dilapidated pose special safety and sanitation problems. There is a reasonable number of masonry and wood-framed, one story residential buildings which are in need of structural repair or fire protection.

The field survey identified approximately 9 percent of the structures as having substandard doors and 13 percent as having substandard windows. Deficient portals deny proper ventilation and light to reach to interiors, or do not restrict the exterior elements from the inhabitable spaces.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in the Redevelopment Area is reasonably sufficient to constitute a substandard factor.

(4) The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes

The result of the parcel-by parcel field survey, in addition to information obtained from pertinent City departments, assisted in determining the existence of conditions which endangered life or property by fire and other causes. The age of infrastructure is the primary problem throughout the northern portions of Redevelopment Area #4. Information described below is the accumulation of support data and interview with City of Grand Island Public Works personnel and additional utility department staff. For more detailed information and specific maps and illustrations, refer to the appropriate utility departments.

1. Age of Structure

Approximately 87 percent of the structures are 40+ years of age, built prior to 1960. There are wood-framed and masonry buildings with wooden structural elements located throughout Redevelopment Area #4, many of which are in need of structural repair or fire protection. Several of these buildings have been determined to be deteriorated or dilapidated (103, 47.9 percent of the total 215 structures).

2. Inadequate Provisions for, or Lack of Means of Egress

Potential life threatening conditions exist in some buildings which lack adequate means of egress. The field survey identified 81 (37.6 percent) of the 215 structures as having substandard porches, steps and fire escapes.

3. Fire Protection

Water mains generally range in age from 40 to 60 years of age (possibly older). A few segments have been replaced, but overall, the system meets current needs. Materials used to construct some of these original mains are prone to deterioration and breakage, as well as maintenance problems. According to today's standards, a minimum 6" diameter residential water main is recommended to ensure adequate water pressure for fire protection purposes. Existing mains in the study area are adequately sized.

Conclusion

The conditions which endanger life or property by fire and other causes are reasonably present throughout the Redevelopment Area.

BLIGHT FACTORS

(1) Deteriorated or Deteriorating Structures

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the Redevelopment Area, the standards and criteria used for evaluation and the findings as to the existence of deteriorating or deteriorated structures.

The building condition analysis was based on the exterior inspections of 215 existing structures within the Redevelopment Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the Redevelopment Area. The Structural Site Conditions Survey Form is identified in **Appendix I**.

1. Building Components Evaluated

Each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Components - These include the basic elements of any building: foundation walls and girders, load bearing walls and columns, roof and roof structure and floor structure.

Secondary Components - These are components generally added to the primary structural components and are necessary parts of the building, including exterior curtain walls, non-bearing walls and ceilings, interior stairs, porches and steps, fire escapes, etc.

2. Criteria for Classifying Defects for Building Components

Primary and secondary components were evaluated separately as a basis for determining the overall condition of individual structures. This evaluation considered the relative importance of specific components on the exterior of the building and the effect that deficiencies in components will have on the remainder of the structure.

3. Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound - Building components which contain no defects, are adequately maintained and require no treatment outside of normal ongoing maintenance.

Minor-Requiring Minor Repair - Building components which contain defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. Minor defects have no real effects on either structural or architectural components, and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Major-Requiring Major Repair - Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Substandard - (Dilapidated/Deteriorated) - Building components which contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

4. Final Building Rating

After completion of the building condition surveys, each individual building was placed in one of four categories based on the combination of defects found in various structural and architectural building components; each final rating is described below.

Sound - Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than four minor defects.

Deficient-Minor - Buildings classified as deficient--requiring minor repairs--have more than three minor defects, but less than one critical defect.

Deficient-Major - Buildings classified as deficient--requiring major repairs--have a least one critical defect, but less than two critical defects.

Substandard - Structurally substandard buildings contain defects which are so serious and so extensive that it may be most economical to remove the building. Buildings classified as structurally substandard have two or more critical defects. Critical defects are as follows:

Structural - Each of four primary structural components can receive a rating of one critical defect. Two primary structural components, each receiving a rating of major defects, equals one critical defect.

Building System - Two building systems, each receiving a rating of a major defect, equals one critical defect.

Architectural - Four architectural components, each receiving a rating of a major defect, equals one critical defect.

The following combination of major defects is equivalent to one critical defect.

One major defect in the structural components, plus one major defect in the building systems, equals one critical defect.

Two major defects in the architectural components, plus one major defect in either structural components or the building systems, equals one critical defect.

Minor deficient and major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as deteriorated buildings. The words "building" and "structure" are presumed to be interchangeable.

5. Field Survey Conclusions

The condition of the total 215 primary buildings within the Redevelopment Area was determined based on the findings of detailed survey of each building. These surveys indicated the following:

- Thirty-eight (38) structures are classified as structurally sound;
- Seventy-four (74) structures are classified as minor defects;
- Forty-six (46) structures are classified as major defects;
- Fifty-seven (57) structures are classified as substandard, (dilapidated and deteriorated) critical defects.

The survey identified 103 (47.9%) of 215 structures within the Redevelopment Area as being either deteriorating or dilapidated by blighted standards.

Conclusion

The results of the structural condition survey indicates deteriorating or deteriorated structures are evident to a reasonable extent throughout the Redevelopment Area. The results of the structural rating process per building type are identified in Table 5.

**TABLE 5
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #4
GRAND ISLAND, NEBRASKA**

Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deficient Deteriorating (Minor)</u>	<u>Deficient Deteriorating (Major)</u>	<u>Substandard (Dilapidated)</u>	<u>Number of Structures</u>	<u>Substandard and major Deficiency</u>
Residential	10	59	40	50	159	90
Commercial	7	5	1	2	15	3
Industrial	14	9	5	4	32	9
Other	7	1	0	1	9	1
Total	38	74	46	57	215	103
Percent	17.7%	34.4%	21.4%	26.5%	100.0%	47.9%

Source: Hanna:Keelan Associates, P.C., 2000